



# City of Seattle Preliminary Assessment Report

January 26, 2012

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

**The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.**

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

| Project Summary      |  |   |   |
|----------------------|--|---|---|
| AP/Project No.       | 3011010  | Ground Disturbance                        | Y   |
| Application Template | PRJ  | PASV Required This Permit                 | Y   |
| Application Type     | DISCRETIONARY LAND USE ACTION  | Date PASV Completed                       |   |
| Category             | COMMERCIAL   | PASV Done Under                           |   |
| DPD Review Type      | FULL C   | Permit Remarks                            | Living Building Pilot/ Priority Green                               |
| Address              | 1501 E Madison St  |   |   |
| Location             |  |   |   |
| Zoning               | VW 100   | Applicant                                 | MARGARET SPRUG<br>71 COLUMBIA<br>SEATTLE WA 98104<br>(206) 254-2039 |
| King County APN      | <a href="#">7234600195</a>   |   |   |
| Permit Status        | Permit Issued  | Applicant Email<br>Linked AP/Project Nos. | <a href="mailto:msprug@millerhull.com">msprug@millerhull.com</a>    |
| Description of Work  | Land Use Application to allow a six-story structure containing 44,000 sq. ft. of office space. |   |   |
| SDOT Project No      |  |   |   |

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Ede M Courtenay, (206) 733-9679, [Ede.Courtenay@seattle.gov](mailto:Ede.Courtenay@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all**

**required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

## **ECA Mapping Unit and Type**

Non-ECA

## **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: All PLs

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height. existing and proposed

## **Existing ROW Conditions**

### **E PIKE ST**

#### **E MADISON ST**

Street conditions:

Concrete paving

Visible pavement width is: 4 lane arterial

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

### **15TH AVE**

Street conditions:

Concrete paving

Visible pavement width is: Standard

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

### **ALLEY SOUTH OF SITE**

V-shaped cross-section

Comments: Alley is red brick

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

### **Show the following on the CSC/Post Construction Soil Amendment Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### Inspectors Notes

The site slopes to the SW. No unusual conditions observed. 100% impervious. Existing 1 story structure is partially below grade on the E side. Storm inlet on E Pike at the corner. Power supply from poll @ 15th and E pike. Photodocumented.

## Seattle City Light Requirements

**Contact:** Bob Hansen, [bob.hansen@seattle.gov](mailto:bob.hansen@seattle.gov)

### Street/Alley Requirements

#### 15TH AVE

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>) Changes to SCL's system to meet clearances are done at the project's expense. Overhead 26 KV primary high voltage in ROW parallel to west property line.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense.

### Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Beth Rocha at (206)684-5945 or e-mail, [beth.rocha@seattle.gov](mailto:beth.rocha@seattle.gov).

## DPD Drainage Requirements

**Contact:** Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 15th Ave.

Sanitary sewer main size: 10" Diameter

Storm drainage main location: 15th Ave. and E. Pike St.

Storm drainage main size: 12" Diameter

### Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system. Connect to PSD in E. Madison or E. Pike St.

#### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator. For more information, refer to:

<http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

#### Water Quality

No requirements

## Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

## Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Lucas J DeHerrera, (206) 615-0724, [lucas.deherrera@seattle.gov](mailto:lucas.deherrera@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### E PIKE ST

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at

<http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

[http://www.seattle.gov/dpd/static/Covenant\\_Consenting\\_LID\\_LatestReleased\\_DPDS\\_006060.pdf](http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf)

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

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Other requirements: See Seattle City Light regarding power lines and clearance requirements.

## Exception Requests/Decisions

### Exceptions by Street:

| Exception Type | Request Date | Status   | Detail   | Action By | Action Date |
|----------------|--------------|----------|--|-----------|-------------|
| <b>MADISON</b> |              |          |  |           |             |
| SETBACK        | 3/18/2010    | APPROVED | Exception to 2' dedication of alley South of E Madison | DEHERRL   | 3/18/2010   |

### General Exceptions:

**Contact:** Mark J Taylor, (206) 684-5049, [mark.taylor@seattle.gov](mailto:mark.taylor@seattle.gov)

Exception request from the 2-foot dedication requirement for the alley is GRANTED. The existing alley is 16 feet wide with existing structures directly abutting the northerly edge of the alley. Due to these existing substantial structures, the exception was granted based on criteria 6 found in SMC 23.53.030.G. "The existence of a bridge, viaduct or structure such as a substantial retaining wall makes widening the right-of-way impractical or undesirable"

**Contact:** Myrna L Payne, (206) 684-8952, [myrna.payne@seattle.gov](mailto:myrna.payne@seattle.gov)

Took application request to Luca DeHerrea on Thursday, March 18th, 2010. MLP

**Contact:** Myrna L Payne, (206) 684-8952, [myrna.payne@seattle.gov](mailto:myrna.payne@seattle.gov)

Received, scanned and Validated then gave to Onum Esonu on 03-16-10. MLP

## Alley Requirements

### ALLEY SOUTH OF SITE

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

A 2' foot dedication is required. Refer to SDOT CAM 2203. Please see [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm).

Other requirements: See SMC 23.53.030-D+F

## Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

Alley access may be required

## Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).

**SDOT Requirements**

**Contact:** Yohannes Minas, [yohannes.minas@seattle.gov](mailto:yohannes.minas@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

**SDOT Permitting Information**

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

**SPU Requirements**

**Contact:** Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

**Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

All trail and sidewalk projects shall implement green stormwater infrastructure to the maximum extent feasible per SMC 22.805.030. Refer to DR SF-MEF and CAM 501. Table 4.6

**Water Availability**

**Contact:** SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20100030

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Young

**Existing Water System Information**

Proximity of nearest fire hydrant is: 270 feet NW of property. Meets standards.

Water Main:

|                |                     |            |
|----------------|---------------------|------------|
| Size: 8 inches | Material: Cast Iron | Class: --- |
| - Abutting     |                     |            |

Water Main is available to serve in: E Madison Street

Distance of main to SE margin of street is 45 feet.

Public ROW width is 66 feet.

Water Service(s):

|            |                  |
|------------|------------------|
| Size: 3/4" | Material: Copper |
|------------|------------------|

**Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

**Applicant Next Steps**

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
  - North of Denny Way (206) 615-0600
  - South of Denny Way (206) 386-4200
  - Large Commercial & Industrial (206) 233-7177
  - Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.